South End Profile

I. Summary

The current housing crisis in Boston is even more strongly evident in the South End. Changes in the composition of the South End population and upgrading of its housing stock which have fueled these very tight conditions have been further intensified by citywide demographic trends, the booming downtown economy, the scarce production of new South End housing, and a flurry of commercial development activity surrounding the neighborhood. Without new housing and guaranteed low and moderate-income affordable housing, the ethnic, racial, and income diversity of the South End will be threatened and housing cost will climb out of reach to most households. Amidst this crisis a policy for South End housing can succeed in a time of low interest rates, available public land, and strong housing demand.

Current demographic and economic studies show that the South End is becoming increasingly a location for single person households and roommates rather than families, an area where there are less poor people and more affluent households, and a place where residents have either professional jobs or semi-skilled service jobs. The existing racial and economic diversity points to a wide-ranging housing demand. Housing market analyses reveal the tight housing market conditions and the disturbing increase in housing finance amidst a market where housing is produced out of converting buildings and displacing residents rather than adding new supply. Commercial and manufacturing development is burgeoning in response supporting resident needs for goods, services, and jobs which could crowd out housing production. This brief analysis summarizes the most recent demographic and economic characteristics and housing and commercial market trends to aid market studies for proposed developments.

II. History of the South End Neighborhood

Throughout most of this century the South End has been a neighborhood of diverse ethnic and racial groups and has served as a viable middle and lower-income housing location within Boston. A brief historical review of the South End illuminates both the long legacy of racial and economic mix and the public commitment to serve the neighborhood which must and can be preserved by a program of "economically just" development over the next decade.

Throughout the first half of the 1900s the South End served as a neighborhood of immigrants, first generation working class families, and Boston's emerging minority community. By the 1950s, however, the outmigration of many families and the long neglect of housing and physical facilities in the South End increasingly left behind a neighborhood of the poor, the elderly, and lower-income minorities within an area of growing physical decay. One of the largest urban renewal plans in the nation was implemented in the South End from 1962 through 1974 creating housing, rehabilitation, and public improvements but also causing considerable disruption and improper demolitions. In addition, surrounding highway programs and commercial developments contributed to property disinvestment, arson, speculation, and extended neglect. Even though over 4200 housing units were constructed 3,770 households (8800 People) were displaced as housing was demolished while even more vacant and abandoned buildings were also removed. The results of urban renewal were mixed.

The current situation of the South End is one of competition for scarce housing among the poor, middle-income groups, and those with higher incomes. During the early 1970s the South End was discovered by wealthier largely professional, and younger households in search of prime locations close to the expanding downtown economy. Since 1980 property speculation, condominium conversions of apartments, loss of lodging houses, and declining federal housing resources for the poor have fueled high sales prices and rents, as well as lower vacancy rates. Although the revitalization of the South End over the last twenty years has improved the housing stock, and public facilities, the recent intensified pressures of a tight housing market and continued in-migration of higher income people amidst a slowly growing housing supply is affecting the neighborhood's resident population.

III. Demographic and Economic Characteristics

The South End is one of Boston's most racially, ethnically, and economically diverse Boston neighborhoods. A resident profile of demographic and economic characteristics shows that while the South End remains a relatively diverse neighborhoods recent trends are now indicating the growth of more affluent, smaller, middle aged professional households. Data indicate the strong demand for a wide range of housing choices for the middle and lower income residents, unable to afford extravagent market rents as well as for newly migrating and more affluent residents.

Since 1980 total neighborhood population has grown by 2,826 from 27,125 to 29,951 with black and Asian residents showing slight gains and white and Hispanic residents slight losses. Racial composition in 1985 showed that the South End was comprised of 46 percent blacks, 34 percent whites, 11 percent Asians, and 10 percent Hispanics.

Median Income in the South End is almost equal to the Boston's after being only 65 percent of the City median in 1960. Although there is a concentration of lower and middle income people in the South End, the percentage of persons below the poverty level decreased from 23 to 17 percent between 1980 and 1985 now below the Boston mark of 21%. This change is most likely due to the inmigration of upper-middle income people to the neighborhood and the loss of poorer whites and some minorities over the five year period.

Household composition in the South End shows a much greater share of unrelated individuals (single people and roommates) and a smaller share of families (couples or related persons) than displayed on a Citywide basis. The only family relationship close to the Citywide norm is single parent families with children. Between 1980 and 1985 the most marked trends were the increase in one person households and unrelated rooommates.

The age structure of South End residents is clustered in the young and mature adult years (58 percent) between 25 and 54 compared to the City as a whole (42 percent). Correspondingly there are fewer children and adolescents in the South End than Citywide (18 vs. 25 percent) and fewer older persons age 55 or more (11 vs. 18 percent). Thus, the median age of South End residents is 31 compared to 29 for all Bostonians.

Employment and occupational characteristics of South End residents have improved in line with the changing residents but also mirror the presence of both lower and higher income people. Unemployment in the South End is just below the Boston rate of 4.5 percent after having been higher in 1980. A profile of occupations shows a greater prevalence of skilled professional/technical/managerial and semi-skilled services workers but a smaller share of blue-collar and clerical workers than Citywide. This trend has continued to intensify between 1980 and 1985.

IV. The Housing and Commercial Markets

Indicators of both the housing and commercial markets show that demand for new housing is strong and that even commercial development interest is growing. Strong demand for housing by all income groups is evidenced by a 4 percent vacancy rate, 17 percent annual residential sales price gain since 1975, and market rate rent levels outpacing citywide gains. As federal and local housing resources grow shorter the supply of public assisted, and affordable market rate housing is particularly threatened. Some commercial ventures in and around the neighborhood are responding to need but may intensify competition with housing developments if not planned accordingly.

In 1985 there were 13,893 housing units in the South End showing only a marginal 150 unit increase in new housing since 1980. Reclamation and rent up of approximately 1100 vacant units since 1980 has occurred. Market rate rental units comprise 43 percent of South End housing while assisted housing comprises 26 percent, public housing 11 percent, condominiums 10 percent, and owner occupied, non-condominiums 10 percent. The actual percentage of public and assisted housing is closer to 34 percent than 37 percent because of the 14 percent vacant, unavailable BHA units (most of which are in the Cathedral project). Lodging house tenants have declined by 318 persons or 26 percent from 1980 totals as only 39 lodging houses remained in 1985.

The structural stock of housing in the South End has improved markedly since 1960 with only 20 percent of interiors and 38 percent of exteriors needing work. Fifty percent of South End housing is in buildings of 5 or more units compared to 37 percent citywide. Average rooms per unit are smaller, 3.6 versus 4.7 Citywide. Correspondingly, persons per household at 1.7 is smaller than for Boston (2.4) showing that large families are more than balanced by the growth of one and two person households.

Housing market data on vacancies and rent, illuminate the tight market. The 4.4 percent vacancy rate represented 611 units in 1985 of both rental and owner available units. This trend was dramatically lower than the 13 percent vacancy rate (1,733 units) in 1980. The rate for rental housing is likely even much lower than that for condominiums. Median Gross monthly cash rent for currently occupied market, assisted, and public housing was $370 per unit in 1985 up 177 percent form 1980. Removing public and assisted housing from this sample would make median rent for occupied market units about $450. In addition, a survey of advertised rents from the "Boston Globe" in 1985 showed that median rents for studios through 5 bedrooms ranged from $550 to over $1700.

Residential sales values show high prices, escalating at a rapid pace. The average one/two/three family building sold for $50,000 in 1975 and

$230,000 in 1984 an annual increase of 17 percent. Condominium development accelerated between 1980 and 1985 as over 377 units were completed up from 125. Whereas South End represents 5.6 percent of all Boston housing units it now has 1,367 condominiums or 6.3 percent of all Boston condos. In addition, median condo sales prices in 1983 were 30 percent greater than the City median and averaging well over $100,000 by mid 1985. Indeed every housing market indicator shows that the housing crisis in the South End is bad and getting worse.

The commercial economy of South End proper is dominated by small retail stores and service establishments outside of the Harrison and Albany avenue areas and the nearby Newmarket wholesaling district. Boston City Hospital, University Medical Center, New England Nuclear, Teradyne, Stride Rite, Digtal, New England Telephone, City Public Works Department, and the Newmarket wholesaling district comprise three-quarters of all South End's 11,986 jobs. Several new ventures such as Douglas Plaza and Massachusetts Square show some burgeoning commercial development in the South End. In 1984, South End office space rents averaged $9 per square foot with a range of $4 to $24, retail rents averaged $5.75 per foot ranging from $2.50 to $10, and industrial rents averaged $6 per foot in a range of $3.00 to $9.75. Commercial and light-manufacturing development may bring significant pressures on land prices and availability in the Washington Street corridor and surrounding areas in the coming years.

In summary, the South End is at a point where housing conditions are tight and commercial interest is growing. All signs point to the need for a timely plan for production of new housing with affordable housing guarantees to meet strong demand and for the planned growth of commercial/industrial to meet selected residents needs for goods, services, and jobs. Basic amenities of open space and parking are also needed to support and maintain this development.

PRKNS2/E/032886

BOSTON'S SOUTH END

SOME PRELIMINARY 1980 - 1985 COMPARISONS

	1980	1985	Change Number	Change Percent
POPULATION	27,125	29,951	+ 2,826	+ 10.4
PEOPLE IN GROUP QUARTERS	1,795	1,000*	- 795	- 44.3
POPULATION IN HOUSEHOLDS	25,330	28,951	+ 3,621	+ 14.3
HOUSING	13,752	13,893	+ 141	+ 0.1
VACANCIES	(12.7%) 1,733	(4.4%) 611	- 1,122	- 64.7
OCCUPIED HOUSING	12,019	13,282	+ 1,263	+ 10.5
PERSONS PER HOUSEHOLD	2.1	1.7 (2.2)		
RACE & ETHNICITY				
WHITE	10,662	10,183	- 479	- 4.7
BLACK	11,058	13,777	+ 2,719	+ 24.6
ASIAN	3,063	3,295	+ 232	+ 7.6
HISPANIC	3,443	3,000	+ 443	- 12.9
PERSONS IN POVERTY (PERCENT)	23	17		- 26
PUBLIC HOUSING	1,562	1,576	+ 14	+ 0.9
ASSISTED HOUSING	3,247	3,561	+ 314	+ 9.7
LODGING HOUSE ROOMS	1,219	901	- 318	- 26.1
GROSS MEDIAN RENT	$ 208	$ 370	+ $162	+ 177.9

SOURCES: 1980 FEDERAL CENSUS
1985 CITY CENSUS
1985 BOSTON HOUSEHOLD SURVEY
1985 BOSTON'S HOUSING STOCK (GOETZE)

COMPILED BY BRA RESEARCH DEPARTMENT, January 10, 1986

*ESTIMATED

BOSTON'S SOUTH END

SOME PRELIMINARY 1985 COMPARISONS

POPULATION AND HOUSING 1950 - 1985

	1950	1960	1970	1980	1985
Population	57,218	34,956	22,775	27,125	29,951
Housing units	15,536*	20,849*	10,885	13,752	13,893
vacant	490	3,268	1,763	1,733	611
rate	3.2%	15.7%	16.2%	12.7%	4.4%

*note: 1950-1960 housing unit count represented a change in Census unit definition regarding lodging houses so that real 1950 units should be about 22,000.

HOUSING COMPOSITION, 1985

Total housing units	13,893	100%
Public housing	1,576	11%
Assisted housing	3,561	26%
Condominiums	1,367	10%
Owner-occupied, non-condo	1,428	10%
Rental housing	5,961	43%

LODGING HOUSES, 1985

	houses	rooms	lodgers
South End	39	901	859
Boston	258	3,943	4,117
South End as a % of Boston	15.1%	22.9%	20.9%

HOUSING UNITS PER STRUCTURE, 1985

	South End	City
One	2%	20%
Two, three, and four	48%	42%
Five and Six	10%	7%
Seven and more	40%	31%

SOME SOUTH END HOUSING DATA

1985 SOUTH END AND BOSTON COMPARISONS

	South End	Boston
VACANCY RATE		
Gross vacancy rate	4%	6%
Net vacancy rate	3%	4%
HOUSING TENURE		
Owner occupied	20%	32%
Renter occupied	80%	68%
ROOMS PER UNIT	3.6	4.7
PERSONS PER HOUSEHOLD	1.7	2.4
OVERCROWDING	1%	4%
INTERIOR HOUSING CONDITION		
Very Good and Good	80%	73%
Fair and Poor	20%	27%
EXTERIOR HOUSING CONDITION		
Little or no work needed	62%	70%
Great deal or some work	38%	30%

SOME PRELIMINARY SOUTH END COMPARISONS

RENT AND RESIDENTIAL SALES PRICES

EXISTING HOUSING UNIT MEDIAN RENTS, 1985
(includes public and assisted units)

	SOUTH END		CITY	
	Contract Rent	Gross Rent	Contract Rent	Gross Rent
Less than $200	24	20	21	15
$200 - $299	15	19	18	12
$300 - $399	24	20	22	21
$400 - $599	24	25	24	32
$600 and more	13	15	15	19

SOUTH END MEDIAN ADVERTISED APARTMENT MONTHLY GROSS RENTS

	1975	1981	1985
Studios	$163	$338	$554
One bedrooms	225	430	742
Two bedrooms	308	595	1017
Three bedrooms	420	650	1142
Four bedrooms	400	850	1563
Five bedrooms	x	x	1783

MEDIAN VALUES OF RESIDENTIAL SALES
(average for 1,2, and 3 Families)

1975	$ 50,000
1984	$230,000

17% annual rate

SOUTH END AND BOSTON CONDOMINIUM DEVELOPMENT

	1969-75	1975-79	1980-82	1983	1984	1985	Total
South End	36	83	353	210	318	377	1,367
Boston	1,568	2,489	8,012	1,873	2,616	4,525	21,557
Percent	2.3%	3.3%	4.4%	11.2%	12.2%	8.3%	6.3%

MEDIAN CONDOMINIUM SALES PRICES, Jan. - Jun, 1983

South End	$ 81,110
Boston	$ 62,375
	+30%

SOME SOUTH END - CITY COMPARISONS

HOUSEHOLD, FAMILY, AND AGE DATA

HOUSEHOLD COMPOSITION

	South End		Boston	
	1980	1985	1980	1985
Unrelated Individuals	60%	79%	47%	54%
Alone	48	50	37	32
With others	12	29	10	22
Families	40	21	53	46
Married couples	22	10	33	29
Single parent with children or relatives	18	11	20	17

MARITAL STATUS OF ADULTS

Single, never married	49%	60%	47%	45%
Now married with spouse	29	15	35	37
Divorced and Separated	15	18	9	10
Widowed	7	7	9	7

AGE COMPOSITION

0 - 9	10%	6%	11%	11%
10 -19	13	12	16	14
20 -24	11	13	14	15
25 -34	25	30	19	22
35 -54	22	28	18	20
55 -64	8	5	9	7
65+	10	6	13	11

MEDIAN AGE	30.9	30.8	28.9	28.8

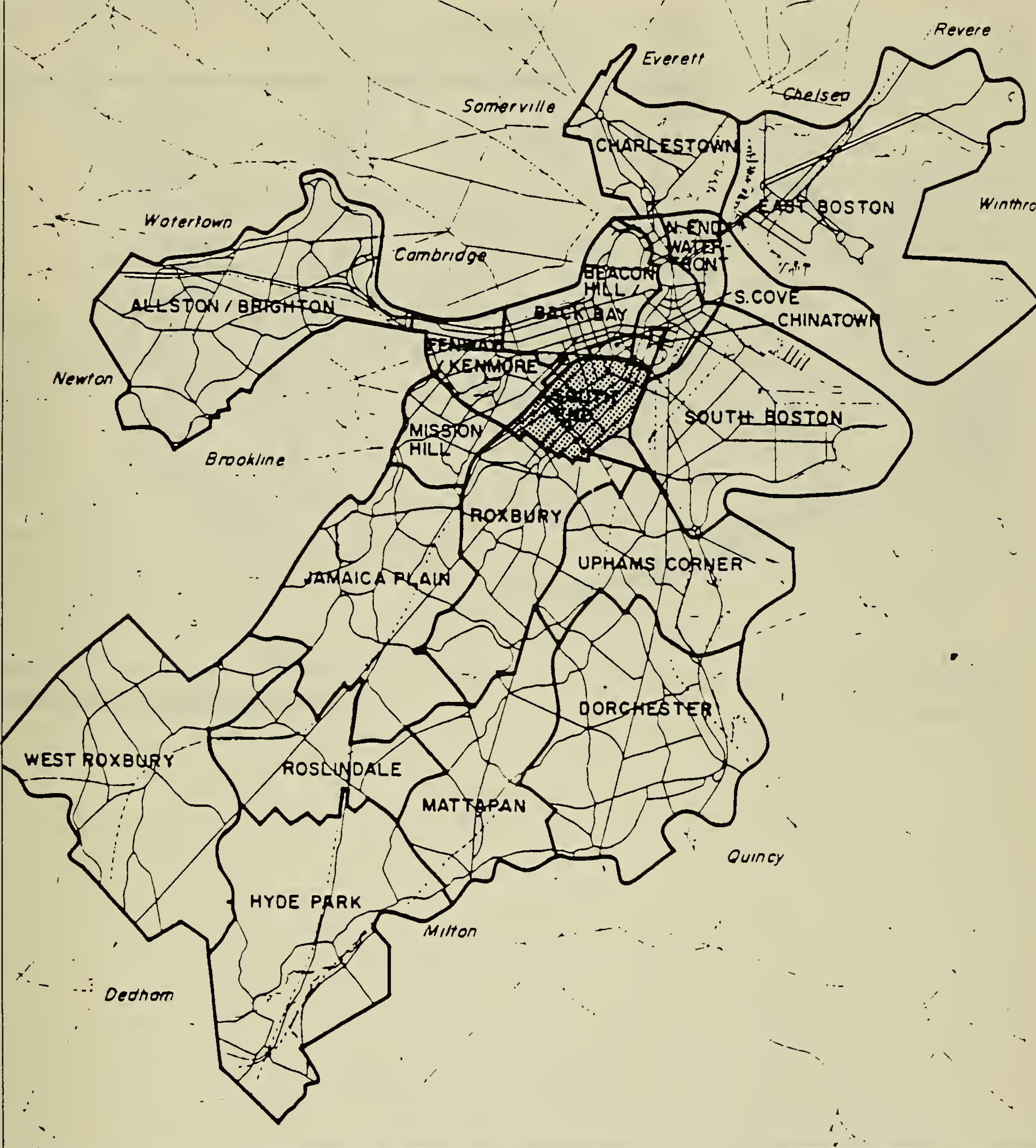
SOME PRELIMINARY SOUTH END COMPARISONS

OCCUPATIONAL AND UNEMPLOYMENT DATA

OCCUPATIONAL DISTRIBUTION, 1985

	South End	City
Professional/Technical	25.6%	25%
Managerial	21.9	18
Sales	9.8	7
Clerical	6.1	20
Craftsmen & Operatives	11.0	20
Services	25.6	18

	South End	City
UNEMPLOYMENT RATE, 1985	4%	4.6%
1980	9%	6.1%



City of Boston Planning Districts

South End

MAP I-1

TABLE 27

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

SOUTH END

TYPE OF BUSINESS	ESTABLISHMENTS	% OF TOTAL	EMPLOYEES	% OF TOTAL
AGRI.& MINING	3	0.6	19	0.2
CONSTRUCTION	9	2.1	73	0.6
MANUFACTURING	52	11.4	2,700	22.5
TRANSP,& PUB.U.	20	4.3	588	4.9
WHOLESALE TRADE	122	26.7	2,728	22.8
RETAIL TRADE	82	18.0	657	5.5
FINANCE-INS.-R.E.	24	5.4	159	1.3
SERVICES	127	27.7	4,936	41.2
UNCLASSIFIED	18	3.8	127	1.1
TOTAL	457	100.0	11,986	100.0
PERCENT OF BOSTON	3.0		2.8	

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

TABLE A 15

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

SOUTH END

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	3	19
	CONSTRUCTION	9	73
15	GENERAL CONTRACTORS	2	9
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	8	63
	MANUFACTURING	52	2,700
20	FOOD & KINDRED PRODUCTS	7	672
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	2	75
23	APPAREL & OTHER TEXTILE	17	571
24	LUMBER & WOOD	1	7
25	FURNITURE & FIXTURES	3	214
26	PAPER & ALLIED PRODUCTS	2	28
27	PRINTING & PUBLISHING	8	107
28	CHEMICALS	1	642
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	2	67
31	LEATHER	4	228
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	3	70
36	ELECTRIC & ELECTRONIC EQUIPMENT	2	9
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	2	9
	TRANSP.& PUB.U.	20	588
41	LOCAL TRANSIT	6	16
42	TRUCKING & WAREHOUSING	9	172
44	WATER TRANSPORTATION	2	36
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	1	2
48	COMMUNICATION	1	362
49	ELECTRIC,GAS & SANITARY SERVICES	0	0

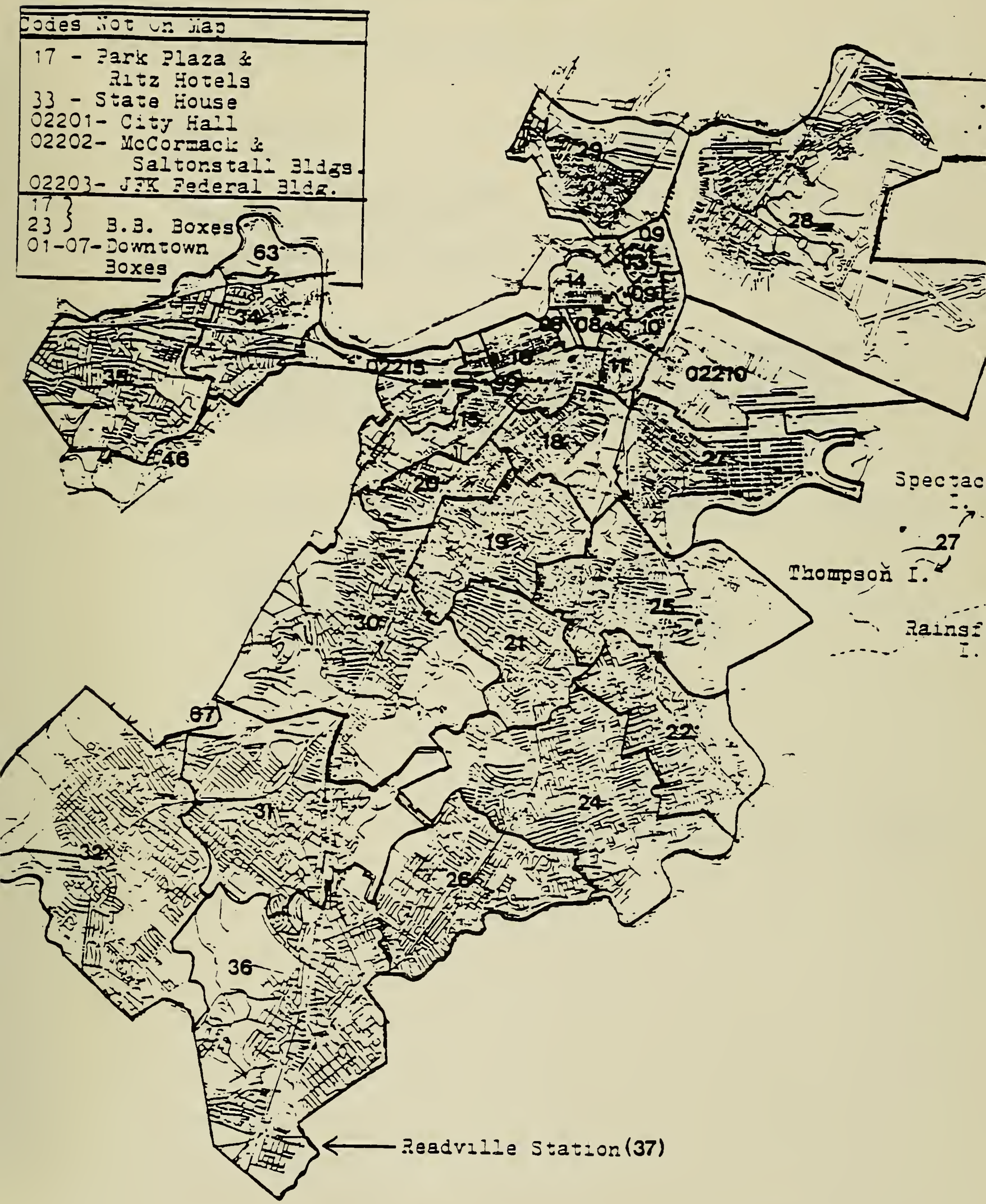
CONTINUED NEXT PAGE

SOUTH END
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	122	2,728
50	WHOLESALE TRADE-DURABLE	32	657
51	WHOLESALE TRADE-NONDURABLE	90	2,071
	RETAIL TRADE	82	657
52	BUILDING MATERIALS & GARDEN	5	47
53	GENERAL MERCHANDISE STORES	3	11
54	FOOD STORES	10	92
55	AUTOMOTIVE DEALERS & SERVICE	8	49
56	APPAREL & ACCESSORY STORES	5	49
57	FURNITURE & HOME FURNISHINGS	5	57
58	EATING & DRINKING PLACES	26	166
59	MISCELLANEOUS RETAIL	21	186
	FINANCE-INS.-R.E.	24	159
60	BANKING	2	14
61	CREDIT AGENCIES	2	5
62	SECURITY,COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	2	5
64	INSURANCE AGENTS,BROKERS	2	17
65	REAL ESTATE	17	119
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	0	0
	SERVICES	127	4,936
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	15	272
73	BUSINESS SERVICES	15	636
75	AUTO REPAIR	9	63
76	MISCELLANEOUS REPAIR	6	38
78	MOTION PICTURES	2	14
79	AMUSEMENT & RECREATION	2	9
80	HEALTH SERVICES	39	2,791
81	LEGAL SERVICES	1	2
82	EDUCATIONAL SERVICES	1	14
83	SOCIAL SERVICES	17	373
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	9	68
89	MISCELLANEOUS SERVICES	11	655
	NONCLASSIFIABLE ESTABLISHMENTS	18	127
	TOTAL	457	11,986
	PERCENT OF SUFFOLK COUNTY	2.7	2.7

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

BOSTON ZIP CODES



January, 1973 Mike Matrullo - BRA RESEARCH DEPT

South End: Displacement by Urban Renewal (1962-1984):

I. Total displacement	1,868	families	1,903	individuals	3,771
Includes Castle Square Early Land Acquistion (9/62-9/66) and	341	"	298	"	639
South End Urban Renewal Project (10/66-9/84)	1,517	"	1,605	"	3,132

(Note: Totals include a minimum of 521 households who moved before property acquisition but were eligible (and did) receive services and benefits in accordance with HUD definitions of eligibility in relocation; eligibility was more closely related to acquisition beginning in 1971.)

II. Estimated number of persons displaced by Urban Renewal	8,815

(Note: Average family size derived from an analysis of South End Urban Renewal households in 1974 (excluding Castle Square). Average family size was 3.7 persons, which was applied to 1,368 families.)

Director of Family Relocation